

# Exhibit G

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20 **PACIFIC GAS AND ELECTRIC COMPANY**

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**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF PLACER

**FEB 23 2018**

JAKE CHATTERS  
EXECUTIVE OFFICER & CLERK  
By: C. Waggoner, Deputy

PACIFIC GAS AND ELECTRIC  
COMPANY,

Plaintiff,

v.

BRIAN T. HOWE;  
STEPHEN J. NORMAN, Trustee of the  
Stephen J. Norman Revocable Trust, dated  
February 23, 2005;  
CITY OF ROCKLIN; and  
DOES 1 through 50, Inclusive;

Defendants.

Case No. **SCV 0040815**

**COMPLAINT IN EMINENT DOMAIN**

**JURY TRIAL DEMANDED**

APN: 010-010-008, 010-010-009, 030-140-004

Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Dept.: \_\_\_\_\_

1 Plaintiff PACIFIC GAS AND ELECTRIC COMPANY (hereinafter referred to as  
2 "PG&E") alleges as follows:

3 1. PG&E is a public utility corporation, duly organized and existing under and by  
4 virtue of the laws of the State of California, with its principal place of business in the City and  
5 County of San Francisco.

6 2. The names and capacities of the known defendants and their possible interests in  
7 the property which is the subject of this complaint, which property is described and depicted in  
8 **EXHIBITS C and C-1** hereto, are set forth below for the convenience of the Court, based on  
9 information and belief, not on allegations by which PG&E intends to be bound. The ownership  
10 information herein is based on a litigation guarantee by North American Title Insurance  
11 Company, dated September 27, 2017.

12 **Defendant**

**Property Interest**

13 Brian T. Howe

Fee ownership interest,  
as to an undivided 50% interest

14  
15 Stephen J. Norman, Trustee of the  
Stephen J. Norman Revocable Trust,  
dated February 23, 2005

Fee ownership interest,  
as to an undivided 50% interest

16  
17 City of Rocklin

Roadway Easement (City of Rocklin's  
roadway easement is being relocated pursuant  
to PG&E's Project and this Complaint)

18  
19 3. PG&E does not know the true names or capacities of defendants sued herein as  
20 DOES 1 through 50, inclusive, nor the interests which they claim in the property, if any. PG&E  
21 will, upon ascertaining their true names, substitute the true names for such fictitious names by  
22 amendment to this Complaint.

23 4. Defendants, and each of them, claim some right, title or interest in the  
24 unimproved real property ("the Property") situated in the City of Rocklin, County of Placer, State  
25 of California, described and depicted in **EXHIBITS C and C-1** attached hereto.

26 ///

27 ///

28 ///

1 BACKGROUND

2 5. Pursuant to CCP Section 1240.610, PG&E's public use for the portion of  
3 roadway easement owned by City of Rocklin and sought by PG&E is a more necessary public use  
4 than the use to which the property is appropriated and being used by City of Rocklin.  
5 Additionally, PG&E's Complaint and accompanying motion for prejudgment possession seek to  
6 acquire an alternative roadway easement for City of Rocklin that replaces the portion of roadway  
7 easement being acquired by PG&E, such that City of Rocklin's roadway easement is being  
8 relocated and not extinguished pursuant to these proceedings.

9 6. PG&E constantly strives to improve and enhance the safety of its operations, as  
10 well as to improve and protect the reliability of utility service. With its natural gas transmission  
11 pipelines, one such safety feature is the installation of remotely controllable and automated  
12 valves. These automated valves enhance electronic monitoring of the natural gas transmission  
13 system to identify operational issues, and to prevent pipeline ruptures. Should a rupture occur,  
14 automated valves allow PG&E to quickly locate, isolate, and minimize damage.

15 7. Natural gas pipeline safety regulations use the concept of High Consequence  
16 Areas ("HCAs"), to identify specific locales and areas where a pipeline rupture/release could  
17 have the most significant consequences. An equation has been developed based on research and  
18 experience that estimates the distance from an adverse event at which personal injury or  
19 significant property damage could occur. This distance is known as the potential impact radius (or  
20 "PIR"). Natural gas transmission operators, like PG&E, must calculate the PIR for all points  
21 along their pipelines and evaluate corresponding impact circles to identify what population is  
22 contained within each circle.

23 8. Locations for valve automation are selected after an internal review that  
24 evaluates a number of factors, including the HCA classification, and the PIR should a rupture  
25 occur.

26 9. Here, PG&E has identified natural gas transmission pipe line L-173 for remote  
27 actuation and valve automation. L-173 is already physically present on the Property pursuant to  
28 existing PG&E easements. Based on the alignment of existing pipelines and the topography of

1 the site, the Property is the ideal and required location for these facilities and this Project.

2 10. Additionally, PG&E's Transmission Integrity Management Plan ("TIMP") is  
3 dedicated to making its natural gas transmission lines "piggable" which means to allow the  
4 passage of In-Line Inspection ("ILI") tools. This capability will allow PG&E to assess the  
5 integrity of its natural gas transmission pipelines by running a tool inside of the pipeline that can  
6 detect damage or corrosion.

7 11. PG&E, in addition to holding a fee interest to land that was formerly part of the  
8 Property, owns a series of existing easements on the Property for its electrical and natural gas  
9 transmission facilities; however, the existing easements do not presently provide the necessary  
10 rights or sufficient area needed for the installation of the new facilities, nor do they accommodate  
11 the space needs for the ILI tools, modern facilities and equipment, or pipeline repair or  
12 maintenance. In determining property needs, PG&E considers factors such as the diameter of the  
13 pipe or the gas transmission facilities at issue, construction equipment working space  
14 requirements, and construction working space for the pipe trench and spoil pile.

15 12. Here, due to the anticipated scope of construction and the required installation of  
16 the new valve station and ILI facilities, PG&E has determined that it is necessary to acquire  
17 additional easement rights on the Property.

#### 18 PROJECT DETAILS

19 13. PG&E is undertaking a project entitled the V-234 Valve Automation Line 173  
20 Rocklin Regulator Station Project (the "Project"). PG&E's present intended scope of work  
21 includes the installation of automatic shut-off valves, and remote operated valves, including  
22 associated facilities. Specifically, PG&E seeks the following rights in the EXHIBITS C and C-1  
23 Property (also described as the "Lands" herein):

#### 24 PERMANENT RIGHTS

25 PG&E seeks the following permanent easement rights in the EXHIBIT C Property:

26 A. An exclusive easement and right of way to excavate for, install, construct, replace  
27 (of the initial or any other size), remove, maintain and use aboveground and underground facilities,  
28 consisting of but not limited to, pipes with necessary and proper valves with aboveground gearing,

1 together with such other appliances, fittings, devices, equipment, associated supports, concrete  
2 pedestals and pads, and fixtures, necessary to any and all thereof, as PACIFIC GAS AND  
3 ELECTRIC COMPANY, a California corporation, hereinafter called PG&E, deems necessary for  
4 the purpose of launching and/or receiving internal pipe line devices used to inspect, maintain and  
5 monitor PG&E's natural gas pipe line system, and for metering, regulating and discharging gas  
6 into the atmosphere, to install concrete curbing on, to cover with bitumastic pavement and to  
7 enclose with a fence or other suitable protection, as PG&E deems necessary in connection  
8 therewith, the hereinafter described PARCEL TWO in **EXHIBIT A** attached hereto and made a  
9 part hereof, lying within Defendants' lands which are situate in the City of Rocklin, County of  
10 Placer, State of California, and described and designated LANDS in said **EXHIBIT A**; together  
11 with the right to install, operate, maintain, repair, reconstruct, replace (with like sizes or types),  
12 and remove, within said PARCEL TWO, at any time and from time to time, such aboveground  
13 and underground data transmitting and data receiving equipment, as PG&E shall from time to time  
14 deem necessary, together with the right to construct and/or install an underground vault with  
15 suitable covers therefor, aboveground and underground wires, cables and conduits, an equipment  
16 cabinet and service boxes with associated concrete pads; meters, protective relays, communication  
17 equipment, consisting of, but not limited to, pole or tower mounted antennae, equipment boxes  
18 and solar photovoltaic panels, together with the right to install the pole or tower necessary therefor;  
19 and such appliances and fixtures necessary for any or all thereof, for the purpose of receiving and  
20 transmitting data necessary to remotely monitor, control and operate equipment associated with  
21 PG&E's gas transmission pipe line facilities; together with the right to install, operate, maintain,  
22 repair, reconstruct, replace (with like sizes or types), and remove, within said PARCEL TWO, at  
23 any time and from time to time, such poles, aerial wires, cables, electrical conductors with  
24 associated crossarms, braces, transformers, anchors, guy wires and cables; and such underground  
25 conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors; aboveground  
26 marker posts, risers, and service pedestals; underground and aboveground switches, fuses,  
27 terminals, and transformers with associated concrete pads; and fixtures and appurtenances  
28 necessary to any and all thereof, as PG&E deems necessary for the distribution of electric energy

1 and communication purposes.

2 PG&E shall have the exclusive use of said PARCEL TWO and defendants shall not grant  
3 any easement or easements on, under or over said PARCEL TWO without the written consent of  
4 PG&E, or construct any building or other structure, or drill or operate any well, or construct any  
5 reservoir or other obstruction within said PARCEL TWO.

6 Containing 10,906 square feet of land.

7 B. The right to construct, reconstruct, maintain and use a road within the parcel of land  
8 described and designated PARCEL ONE in said EXHIBIT A and shown upon said EXHIBIT A-  
9 1, together with the independent and separate right of PG&E to also grant and assign to City of  
10 Rocklin the non-exclusive right to construct, reconstruct, maintain and use said road within said  
11 PARCEL ONE for purposes of access ingress and egress by City of Rocklin and its employees,  
12 representatives and invitees to and from the road right of way known as Yankee Hill Road.

13 Containing 8,595 square feet of land.

14 C. The right at any time, and from time to time, to excavate for, install, replace (of the  
15 initial or any other size), maintain and use such pipe lines as PG&E shall from time to time elect  
16 for conveying gas, with necessary and proper valves and other appliances and fittings, and devices  
17 for controlling electrolysis for use in connection with said pipe lines, and such underground wires,  
18 cables, conduits, appliances, fixtures and appurtenances, as PG&E shall from time to time elect  
19 for communication purposes, together with adequate protection therefor, and also a right of way,  
20 within the parcel of land described and designated PARCEL THREE in said EXHIBIT A and  
21 shown upon said EXHIBIT A-1.

22 Containing 381 square feet of land.

23 D. PG&E seeks the following additional rights in the EXHIBIT C property:

24 (i) The right of ingress to and egress from said PARCEL ONE, PARCEL  
25 TWO, and PARCEL THREE over and across said LANDS by means of roads and lanes thereon,  
26 if such there be, otherwise by such route or routes as shall occasion the least practicable damage  
27 and inconvenience to Defendants, provided, that such right of ingress and egress shall not extend  
28 to any portion of said LANDS which is isolated from said PARCEL ONE, PARCEL TWO, or



1 PARCEL THREE by any public road or highway, now crossing or hereafter crossing said LANDS,  
2 over the lands described and depicted in EXHIBIT C and C-1.

3 (ii) The right, from time to time, to trim or to cut down any and all trees and  
4 brush now or hereafter within said PARCEL ONE, PARCEL TWO, and PARCEL THREE, and  
5 shall have the further right, from time to time, to trim and cut down trees and brush along each  
6 side of said PARCEL ONE, PARCEL TWO, and PARCEL THREE which now or hereafter in the  
7 opinion of Plaintiff may interfere with or be a hazard to the facilities installed hereunder, or as  
8 Plaintiff deems necessary to comply with applicable state or federal regulations;

9 (iii) The right to use such portion of said LANDS contiguous to said PARCEL  
10 ONE, PARCEL TWO, and PARCEL THREE as may be reasonably necessary in connection with  
11 the construction, reconstruction, installation, inspection, maintenance, repair, replacement and  
12 removal of said facilities;

13 (iv) The right to install, maintain and use gates in all fences which now cross or  
14 shall hereafter cross said PARCEL ONE and said PARCEL THREE; and

15 (v) The right to mark the location of said PARCEL THREE and pipe lines by  
16 suitable markers set in the ground; provided that said markers shall be placed in fences or other  
17 locations which will not interfere with any reasonable use Defendants shall make of said PARCEL  
18 THREE.

19 (vi) PG&E covenants and agrees:

20 (a) not to fence said PARCEL ONE and said PARCEL THREE;

21 (b) to promptly backfill any excavations made by it on said PARCEL  
22 ONE and said PARCEL THREE and repair any damage it shall do to Defendants' private roads  
23 or lanes on said LANDS; and

24 (c) to indemnify Defendants against any loss and damage which shall  
25 be caused by any wrongful or negligent act or omission of Plaintiff or of its agents or employees  
26 in the course of their employment, provided, however, that this indemnity shall not extend to that  
27 portion of such loss or damage that shall have been caused by Defendants' comparative negligence  
28 or willful misconduct.



1 (d) Defendants shall have and reserve the right to use said PARCEL  
2 ONE and said PARCEL THREE for purposes which will not interfere with the rights of PG&E  
3 and City of Rocklin to utilize Parcel ONE for roadway access purposes; provided that Defendants  
4 shall not erect or construct any building or other structure, or drill or operate any well, or construct  
5 any reservoir or other obstruction within said PARCEL ONE and said PARCEL THREE, or plant  
6 any trees or vines, or construct associated supporting structures, within ten (10) feet of the edge(s)  
7 of the pipe line(s), or diminish or substantially add to the ground cover over said facilities, or  
8 construct any fences that will interfere with the maintenance and operation of said facilities.

9 E. The provisions hereon shall inure to the benefit of and bind the successors and  
10 assigns of PG&E and Defendants.

11 **TEMPORARY RIGHTS**

12 F. PG&E seeks the following temporary construction easement rights in the  
13 **EXHIBIT C** Property which shall expire on the earlier of (i) six months from the effective date of  
14 the Order for Prejudgment Possession; or (ii) upon Project completion.

15 (i) the temporary right to use for working strips and laydown and staging  
16 areas, including the right to locate construction trailers and construction equipment thereon, the  
17 areas outlined by the dashed blue lines with shaded opaque color areas on **EXHIBIT D (four**  
18 **pages)** herein, consisting of a one-page TCE Legal Description and Sheet Nos. 1 – 3, inclusive,  
19 that describe and/or depict with additional detail said temporary construction easement areas;

20 (ii) the temporary right to grade for, gravel and use, including the necessary  
21 cuts and fills therefor, existing and/or proposed access roads the areas outlined by the dashed blue  
22 lines with shaded opaque color areas on the maps included herein as **EXHIBIT D**;

23 (iii) the temporary right to use as a pipe line preparation area the area outlined  
24 by the dashed blue lines with shaded opaque color areas on the maps included herein as  
25 **EXHIBIT D**;

26 ///

27 ///

28 ///

1 (iv) the temporary right to use for a working strip and laydown and staging  
2 area, the area outlined by the dashed blue lines with shaded opaque color areas on the maps  
3 included herein as **EXHIBIT D**;

4 (v) the temporary right to use for working, laydown and staging areas,  
5 including the right to locate construction trailers and construction equipment thereon, and the  
6 temporary right to enclose with a fence, the areas outlined by the dashed blue lines with shaded  
7 opaque color areas on the maps included herein as **EXHIBIT D**;

8 (vi) the temporary right to use a crane and to construct a pad therefor within,  
9 and to enclose with a fence, the areas outlined by the dashed blue lines with shaded opaque color  
10 areas on the maps included herein as **EXHIBIT D**.

11 14. Because PG&E already has existing facilities on and/or adjacent to the Property,  
12 this location is ideal for the Project.

13 15. A diagram depicting the relationship of the Project to the property being acquired  
14 by PG&E through this proceeding is attached hereto as **EXHIBIT B**.

15 16. PG&E has authority to exercise the power of eminent domain under Public  
16 Utilities Code sections 612 and 613, and Code of Civil Procedure sections 1230.010, et seq., and  
17 1240.120. Exercise of this power is proper in this case.

18 17. The rights/property sought to be condemned for the Project are necessary for the  
19 Project and the public good. The Project is planned and located in a manner that is the most  
20 compatible with the greatest public good and with the least private injury. PG&E has made the  
21 offer required by Government Code section 7267.2 to the owners of the Property. PG&E has also  
22 deposited with the State Condemnation Deposit Fund probable just compensation for the  
23 easement rights being acquired.

24 18. WHEREFORE, PG&E prays that the permanent and temporary easements herein  
25 described, and as depicted on **EXHIBITS A and A-1** and **EXHIBIT D**, in the **EXHIBIT C**  
26 property, be condemned for the use of PG&E, that just compensation due to the Defendants for  
27 the taking of these property interests be ascertained, that any liens and encumbrances against said  
28 property be deducted from the judgment, and that PG&E have such other and further relief as the

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Court may deem necessary and proper.

Dated: 2/22/18

PETERS, HABIB, McKENNA,  
JUNL-RHOBES & CARDOZA, LLP



MARK A. HABIB  
Attorneys for Plaintiff  
PACIFIC GAS AND ELECTRIC COMPANY

EXHIBIT A  
&  
EXHIBIT A-1

LD 2111-07-0578

2017073 (N/A) 1174

V-234 Rocklin Reg Station

Howe, Mori, Norman

EXHIBIT "A"

(APN 010-010-008, 010-010-009, 030-140-004)

LANDS:

The parcels of land described and designated PARCEL ONE and PARCEL TWO in EXHIBIT "A" in the deed from William H. Whitney to Brian T. Howe, and others, dated September 11, 2004 and recorded as Document No. 2005-0050674, Placer County Records.

PARCEL ONE

Commencing at the westerly terminus of the centerline of Independence Place (50 feet wide), as said centerline is shown on the map entitled "FINAL MAP OF YANKEE HILL ESTATES UNIT I", filed for record December 20, 2002, in Book Y of Maps at page 58, Placer County Records, and running thence along the westerly prolongation of said centerline

(a) north 89°43'55" west 20.00 feet to a point in the West line of Section 17, Township 11 North, Range 7 East, Mount Diablo Baseline and Meridian, said point being the TRUE POINT OF BEGINNING of this description; thence along said West line of Section 17

(1) north 00°16'05" east 46.02 feet to a point herein for convenience called POINT "A"; thence leaving said West line of Section 17

(2) north 89°43'55" west 82.00 feet; thence

(3) north 00°16'05" east 133.00 feet; thence

(4) south 89°43'55" east 62.00 feet to a point in the westerly boundary line of Yankee Hill Road (40 feet wide); thence along said westerly boundary line

(5) north 00°16'05" east 25.00 feet; thence leaving said westerly boundary line

(6) north 89°43'55" west 87.00 feet; thence

(7) south 00°16'05" west 183.00 feet; thence

LD 2111-07-0578

2017073 (N/A) 1 17 4

V-234 Rocklin Reg Station

Howe, Mori, Norman

- (8) south 89°43'55" east 87.00 feet to a point in said westerly boundary line; thence
- along said westerly boundary line
- (9) south 00°16'05" west 21.02 feet; thence leaving said westerly boundary line
- (10) south 89°43'55" east 20.00 feet to a point in said West line of Section 17, said point
- being the point of beginning.

Containing 8,595 square feet of land.

PARCEL TWO

Beginning at said POINT "A" and running

- (1) north 89°43'55" west 82.00 feet; thence
- (2) north 00°16'05" east 24.41 feet to a point herein for convenience called POINT "B";
- thence continuing
- (3) north 00°16'05" east 108.59 feet; thence
- (4) south 89°43'55" east 82.00 feet to a point in said West line of Section 17; thence
- along said West line of Section 17
- (5) south 00°16'05" west 133.00 feet to the point of beginning.

Containing 10.906 square feet of land.

PARCEL THREE

Beginning at said POINT "B" and running thence

- (1) north 89°43'55" west 37.98 feet to the northeasterly boundary line of the strip of
- land described in the deed from Brain T. Howe and others to Pacific Gas and
- Electric Company dated December 12, 2006 and recorded as Document No. 2007-
- 0001411, Placer County Records; thence along said northeasterly boundary line
- (2) south 61°52'57" east 42.95 feet to a point in the westerly boundary line of the
- hereinabove described PARCEL TWO; thence leaving said northeasterly boundary



LD 2111-07-0578

2017073 (N/A) 1174

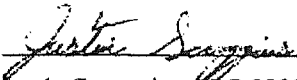
V-234 Rocklin Reg Station

Howe, Mori, Norman

1 line and along said westerly boundary line  
2 (3) north 00°16'05" east 20.07 feet to the point of beginning.

3  
4 Containing 381 square feet of land.

5  
6 EXHIBIT "A-1" is attached hereto and made a part hereof.

7  
8   
9 Justin Scroggins, PLS 9229



# MAP LEGEND

- BOUNDARY LINE
- - - - - PG&E EASEMENT C/L
- - - - - EXISTING PG&E EASEMENT BOUNDARY
- - - - - HISTORIC ROAD RIGHT-OF-WAY
- - - - - NEW EASEMENT AREA FOR THIS PROJECT
- EASEMENT AREA BEING DESCRIBED
- DIMENSION POINT

0 10 20 30 40 60 80 120

1 INCH = 40 FEET



LOT 38  
Y MAPS 58

C/L OF YANKEE HILL RD.  
ALSO BEING THE WEST LINE OF SEC. 17  
T. 11N. R. 7E., M.D.B.&M.

LANDS OF  
CLINTON & ELY  
APN: 045-500-023-000

LOT 37  
Y MAPS 58

PG&E EASEMENT  
PER 640 O.R. 17

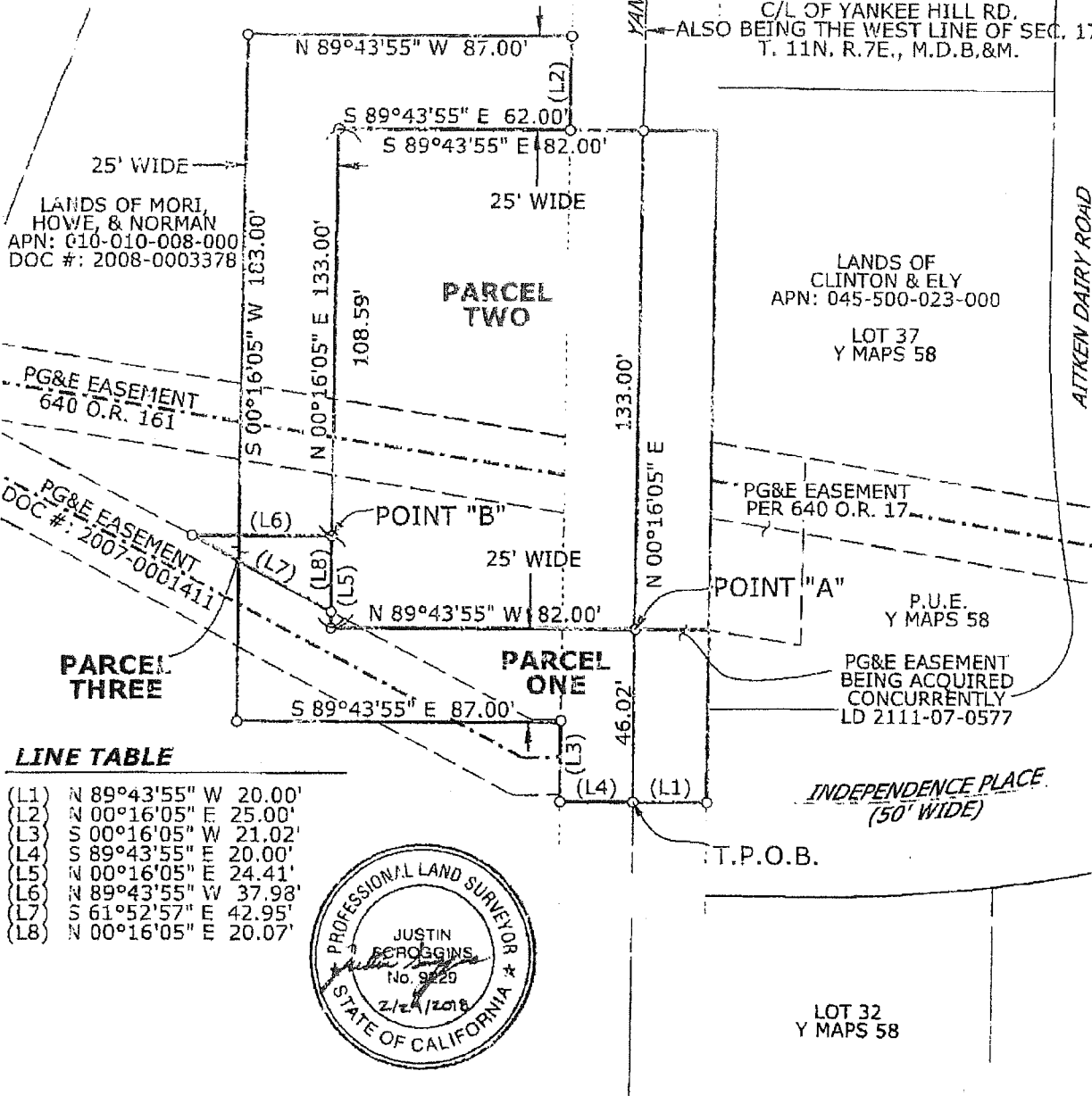
P.U.E.  
Y MAPS 58

PG&E EASEMENT  
BEING ACQUIRED  
CONCURRENTLY  
LD 2111-07-0577

INDEPENDENCE PLACE  
(50' WIDE)

T.P.O.B.

LOT 32  
Y MAPS 58



## LINE TABLE

(L1)	N 89°43'55" W	20.00'
(L2)	N 00°16'05" E	25.00'
(L3)	S 00°16'05" W	21.02'
(L4)	S 89°43'55" E	20.00'
(L5)	N 00°16'05" E	24.41'
(L6)	N 89°43'55" W	37.98'
(L7)	S 61°52'57" E	42.95'
(L8)	N 00°16'05" E	20.07'



AUTHORIZATION  
31101194  
BY B. POLOWSKE  
DR E1WP  
CH J91L  
O.K. J91L  
DATE 1/31/2018

EXHIBIT "A-1"  
V-234 L-173 ROCKLIN REG. STATION  
LANDS OF MORI, HOWE & NORMAN  
PACIFIC GAS AND ELECTRIC COMPANY  
San Ramon California



JCA N/A  
AREA 6; SIERRA DIV.  
COUNTY PLACER  
SCALE 1" = 40'  
SHEET ID. 1 OF 1  
DRAWING NUMBER L-10024  
VERSION 3

# EXHIBIT B

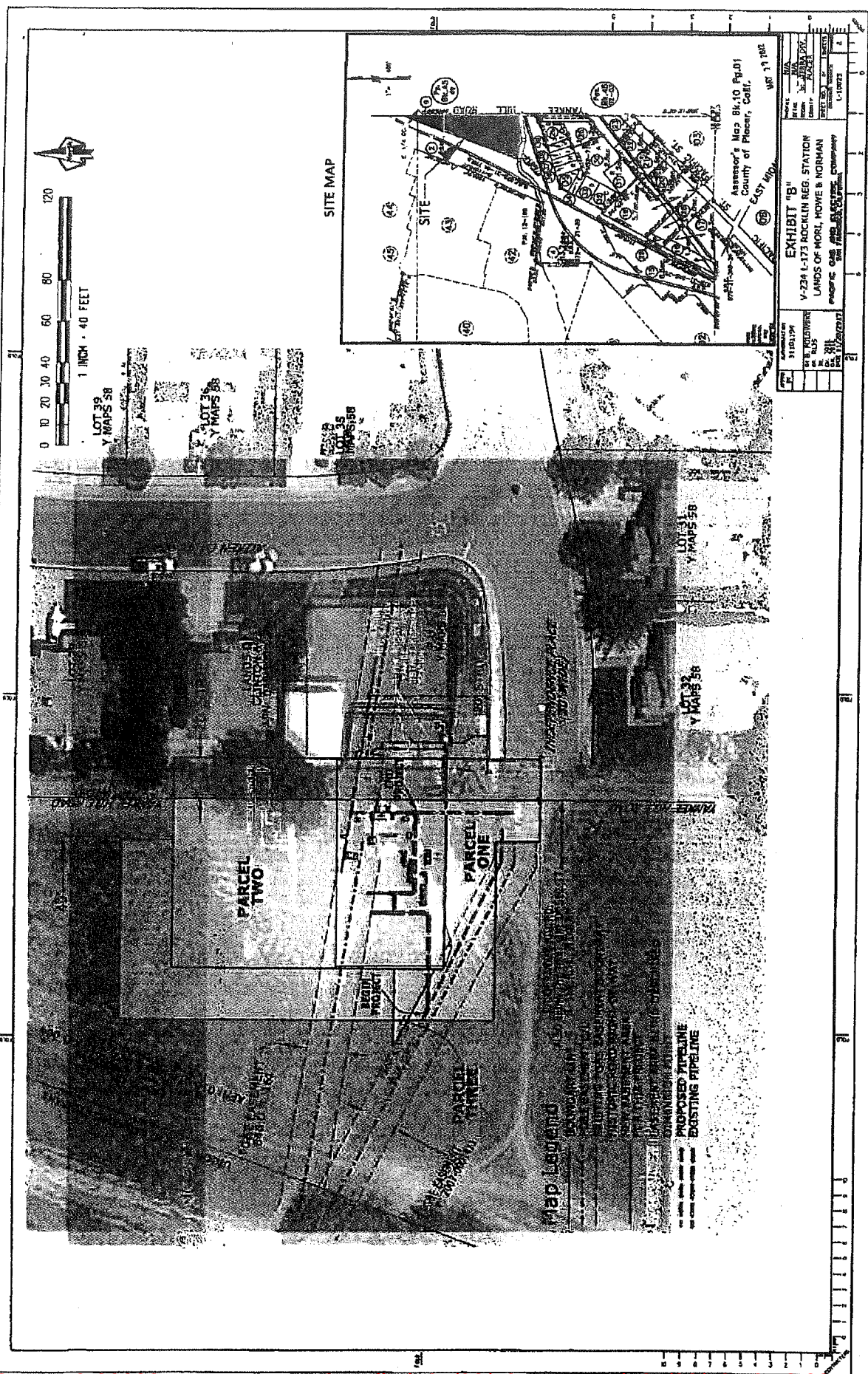


EXHIBIT "B"			
V-224 1-173 ROCKLIN REG. STATION			
LANDS OF MORL, HOWE & NORMAN			
PREPARED BY: JAMES R. HARRIS, JR.			
DATE: 11/20/2017			
SCALE: 1" = 40'			
SHEET NO. 1			
TOTAL SHEETS: 1			
L-10073			

EXHIBIT C  
&  
EXHIBIT C-1

LD 2111-07-0578

2017073 (N/A) 01 17 4

V-234 Rocklin Reg Station

Howe, Mori, & Norman

EXHIBIT "C"

(APN 010-010-008, 010-010-009, 030-140-004)

LANDS:

The parcels of land described and designated PARCEL ONE and PARCEL TWO in  
EXHIBIT "A" in the deed from William H. Whitney to Brian T. Howe, and others, dated  
September 11, 2004 and recorded as Document No. 2005-0050674, Placer County Records.

End of Description



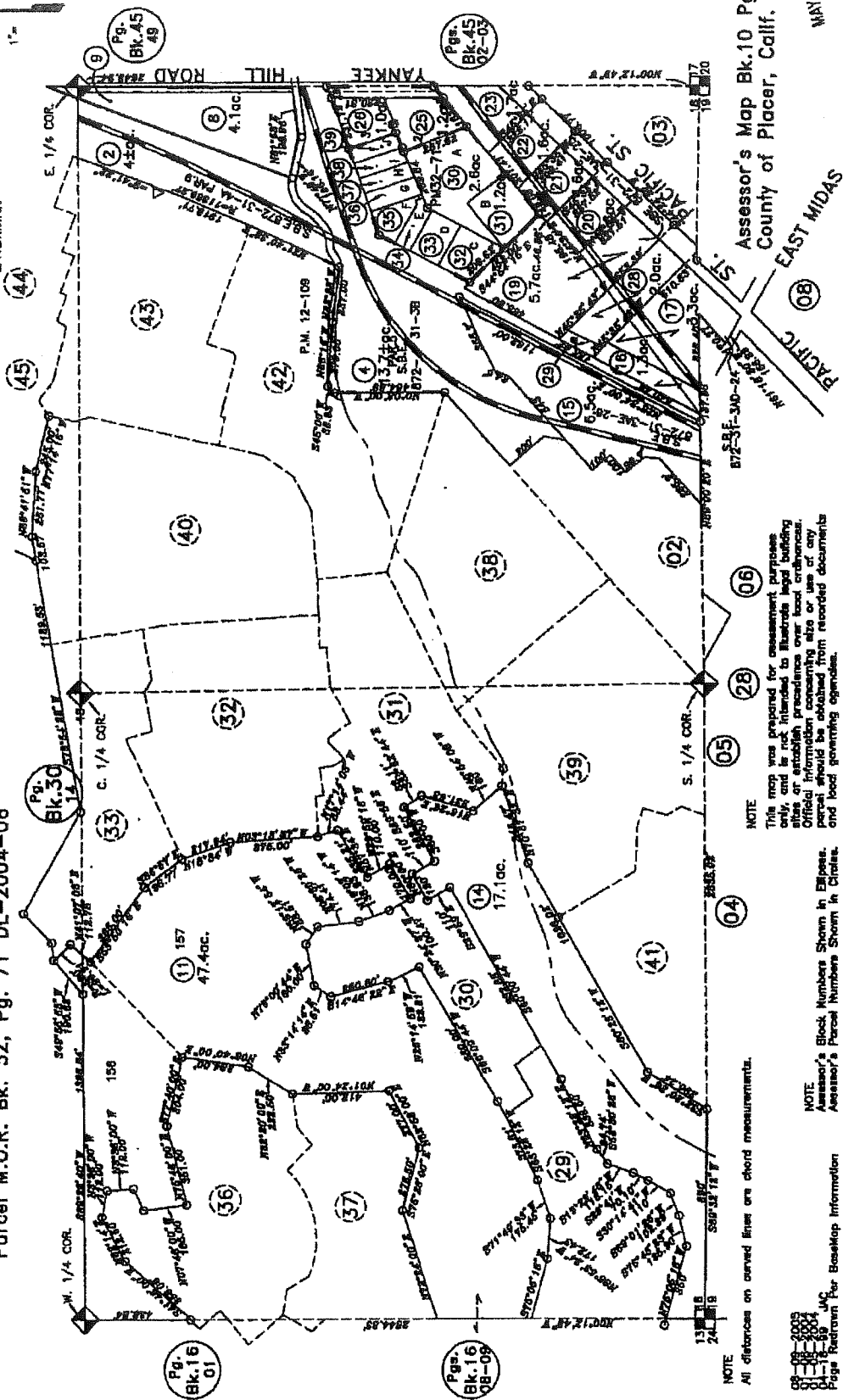
10-01

S.1/2 & POR. N.W.1/4 SEC.18, T.11N., R.7E., M.D.B.&M.

Survey M.O.R. Bk. 18, Pg. 114, No.2661

Surveys M.O.R. Bk. 1, Pg. 100  
Sunset Country Club Unit No. 4, M.O.R. Bk. G, Pg. 57  
Parcel Map M.O.R. Bk. 7, Pg. 125  
Parcel M.O.R. Bk. 12, Pg. 109, DL-77-20  
Parcel M.O.R. Bk. 31, Pg. 80, DL-2002-04  
Parcel M.O.R. Bk. 32, Pg. 71 DL-2004-06

EXHIBIT C-1  
LANDS OF MORI, HOWE  
& NORMAN



Assessor's Map Bk.10 Pg.01  
County of Placer, Calif.

MAY 31 2012

NOTE  
This map was prepared for assessment purposes only, and is intended to illustrate legal building sites, or establish personal or commercial. Official information concerning title or use of parcel should be obtained from recorded documents and local governing agencies.

NOTE  
All distances on curved lines are chord measurements.

NOTE  
Assessor's Block Numbers Shown in Ellipse.  
Assessor's Parcel Numbers Shown in Circles.

08-08-2005  
01-18-2006  
01-18-2006  
Page Redrawn for Base Map Information

# EXHIBIT D

TCE LEGAL DESCRIPTION

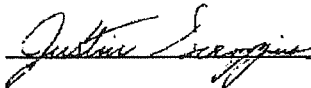
A portion of the parcels of land described and designated PARCEL ONE and PARCEL TWO in EXHIBIT "A" in the deed from William H. Whitney to Brian T. Howe, and others, dated September 11, 2004 and recorded as Document No. 2005-0050674, Placer County Records, more particularly described as follows:

Commencing at the westerly terminus of the centerline of Independence Place (50 feet wide), as said centerline is shown on the map entitled "FINAL MAP OF YANKEE HILL ESTATES UNIT I", filed for record December 20, 2002, in Book Y of Maps at page 58, Placer County Records, and running thence along the westerly prolongation of said centerline

- (a) north 89°43'55" west 20.00 feet to a point in the West line of Section 17, Township 11 North, Range 7 East, Mount Diablo Baseline and Meridian, said point being the TRUE POINT OF BEGINNING of this description; thence along said West line of Section 17
- (1) south 00°16'05" west 104.45 feet; thence leaving said West line of Section 17
  - (2) north 89°43'55" west 20.00 feet; thence
  - (3) north 00°16'05" east 36.00 feet; thence
  - (4) north 64°34'54" west 175.00 feet; thence
  - (5) north 24°40'29" east 121.99 feet; thence
  - (6) north 89°43'55" east 16.00 feet; thence
  - (7) north 00°16'05" east 92.01 feet; thence
  - (8) south 89°43'55" east 92.00 feet; thence
  - (9) south 00°16'05" west 5.00 feet; thence
  - (10) north 89°43'55" west 87.00 feet; thence
  - (11) south 00°16'05" west 133.59 feet; thence
  - (12) north 89°43'55" west 12.98 feet; thence
  - (13) south 61°52'57" east 14.68 feet; thence
  - (14) south 00°16'05" west 42.55 feet; thence
  - (15) south 89°43'55" east 87.00 feet; thence
  - (16) south 00°16'05" west 21.02 feet; thence
  - (17) south 89°43'55" east 20.00 feet to a point in said West line of Section 17, said point being the point of beginning.

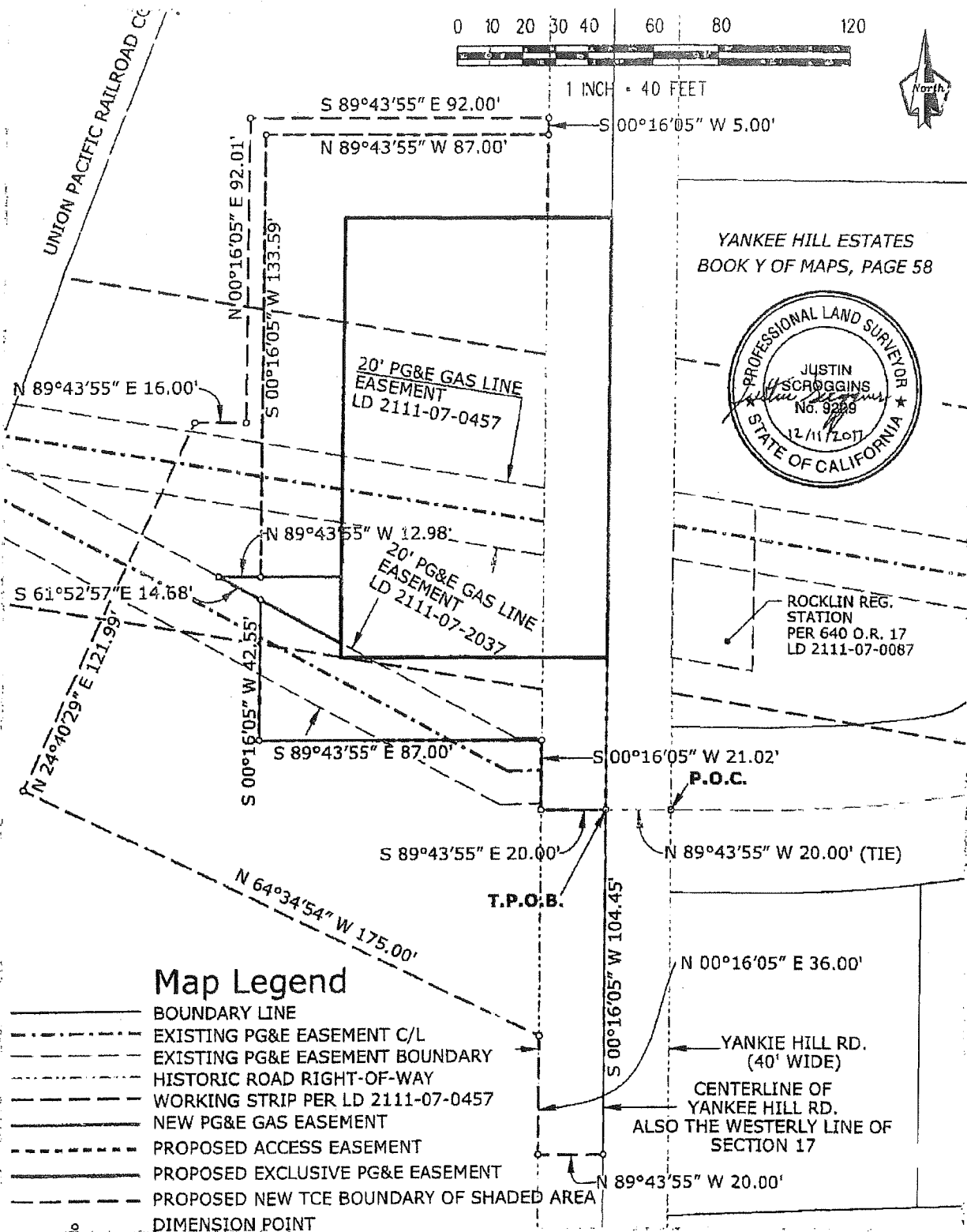
Containing 15,277 square feet of land.

"TCE EXHIBIT" is attached hereto and made a part hereof.



Justin Scroggins, PLS 9229





### Map Legend

- BOUNDARY LINE
- - - EXISTING PG&E EASEMENT C/L
- - - EXISTING PG&E EASEMENT BOUNDARY
- - - HISTORIC ROAD RIGHT-OF-WAY
- - - WORKING STRIP PER LD 2111-07-0457
- - - NEW PG&E GAS EASEMENT
- - - PROPOSED ACCESS EASEMENT
- - - PROPOSED EXCLUSIVE PG&E EASEMENT
- - - PROPOSED NEW TCE BOUNDARY OF SHADED AREA
- o DIMENSION POINT

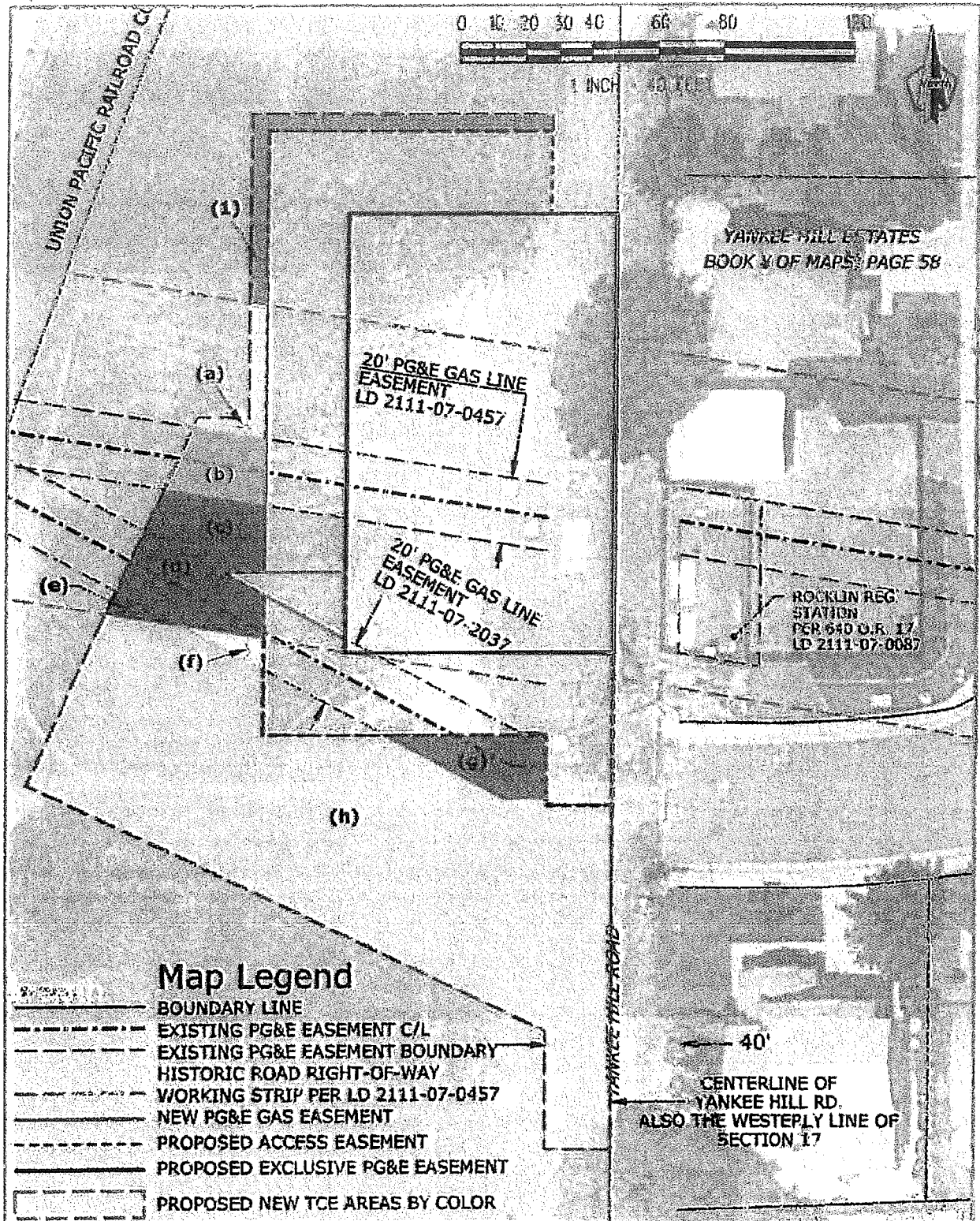
AUTHORIZATION  
31101194  
BY B. POLOWSKE  
DR E1WP  
CH J91L  
O.K. J91L  
DATE 12/11/2017

**TCE EXHIBIT**  
**V-234 L-173 ROCKLIN REG. STATION**  
**LANDS OF MORI, HOWE, & NORMAN**  
PACIFIC GAS AND ELECTRIC COMPANY  
San Ramon California



JCN: N/A  
A:SEA 6; SIERRA DIV.  
COUNTY PLACER  
SCALE 1" = 40'  
SHEET NO. 1 OF 3  
DRAWING NUMBER CHANGE  
3





AUTHORIZATION  
31101194  
BY B. POLOWSKE  
DR E1WP  
CH J91L  
O.K. J91L  
DATE 12/11/2017

**TCE EXHIBIT**  
V-234 L-173 ROCKLIN REG. STATION  
LANDS OF MORI, HOWE, & NORMAN  
PACIFIC GAS AND ELECTRIC COMPANY  
San Ramon California



JCN N/A  
AREA 6, SIERRA DIV.  
COL.VT. PLACER  
SCALE 1" = 40'  
SHEET NO. 2 OF 3  
DRAWING NUMBER CHANGE  
3

# TCE AREAS NEEDED FOR THIS PROJECT & A FUTHER BREAKDOWN OF EXISTING RIGHTS WITHIN SAID AREAS

AREA	EXISTING RIGHT(S)	REF. DOCUMENT(S)	SQ. FT.
(1)	NONE	N/A	722
(a)	TCE	LD 2111-07-0457	270
(b)	PERM. ESMT.	LD 2111-07-0457	537
(c)	TCE	LD 2111-07-0457; LD 2111-07-2037	656
(d)	PERM. ESMT.; TCE	LD 2111-07-2037; LD 2111-07-0457	807
(e)	TCE	LD 2111-07-0457; LD 2111-07-2037	87
(f)	PERM. ESMT.	LD 2111-07-2037	113
(g)	PERM. ESMT.	LD 2111-07-2037	598
(h)	TCE	LD 2111-07-2037	11,488

PERM. PERMANENT  
 TCE TEMPORARY CONSTRUCTION EASEMENT  
 ESMT. EASEMENT

ALL AREAS ARE ROUNDED TO THE NEAREST SQ. FT.

TOTAL TCE AREA = 15,277 SQ. FT.

AUTHORIZATION 31101194 BY B. POLOWSKE DR E1WP CH J91L O.K. J91L DATE 12/11/2017	<b>TCE EXHIBIT</b> V-234 L-173 ROCKLIN REG. STATION LANDS OF MORI, HOWE, & NORMAN PACIFIC GAS AND ELECTRIC COMPANY San Ramon California	 JOB: N/A DISTRICT: 6; SIERRA DIV. COUNTY: PLACER SCALE: 1" = 40' SHEET NO. 3 OF 3 DRAWING NUMBER: CHANGE: 3
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